



Citizens' Housing and
Planning Association, Inc.

June 8, 2016

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Ms. Brook Padgett, Chairman
Board of Selectmen
The Town of Grafton
30 Providence Road
Grafton, MA 01519

Dear Ms. Padgett:

This letter is to inform the Town of Grafton that Citizens' Housing and Planning Association (CHAPA) has been notified by the owner of an affordable property under Chapter 40B, located at 6 Alfalfa Drive, that Kathleen Monahan wishes to sell her affordable property. This affordable home is part of Hilltop Farms, a Chapter 40B project for which CHAPA is the monitoring agency.


Based on the affordable housing deed rider for 6 Alfalfa Drive, CHAPA has determined that the Maximum Resale Price for the above-referenced unit is \$172,000.00. This letter is to notify the town of Grafton of its right of first refusal with respect to this unit. As described in the deed rider, "right of first refusal" means that the town has 60 days to determine if it would like to purchase the unit from the homeowner at the resale price. This 60 day period will commence on June 8, 2016 and end on August 8, 2016.

Please consider this letter notification of the Town's 60-day "right of first refusal" period. As you may expect, the homeowner is anxious to hear back from the Town of Grafton and move forward in selling her property. *If we do not hear from you within the right of first refusal period, we will assume you do not wish to exercise your right of first refusal.*

If the Town of Grafton chooses not to exercise its right of first refusal, CHAPA will assist the owner in locating an eligible buyer. As explained in the deed rider, we have 90 days to market the unit in order to locate an eligible buyer. If CHAPA is unable to locate an eligible buyer within 90 days, CHAPA would propose allowing the homeowner to sell the property to anyone with the deed restrictions still in place, as is consistent with the provisions of the most recent deed rider. In this case, preference would be given to anyone earning 80-120% of the area median income.

We welcome any efforts the Town of Grafton can offer in making potential eligible buyers aware of the unit's availability during the affordable marketing period. A list of no or low-cost marketing ideas the town can utilize is attached to this letter.

Please feel free to contact me at 617-742-0820 with any questions regarding this matter or if the Town of Grafton is interested in purchasing the unit. On behalf of Kathleen Monahan, we look forward to hearing back from you soon and working with you during this process.

Sincerely,

Elizabeth Palma-Diaz
Senior Program Manager

cc: Kathleen Monahan
Ann V. Morgan, Planning Department